

070.0

0001

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
657,700 / 657,700

USE VALUE:

657,700 / 657,700

ASSESSED:

657,700 / 657,700


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
306		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SORDILLO STEVEN/ TRUSTEE	
Owner 2: 306 MYSTIC STREET REALTY TRUST	
Owner 3:	

Street 1: 306 MYSTIC ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: SORDILLO STEVEN -
Owner 2: -

Street 1: 306 MYSTIC ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .182 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1893 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact PriceUnits
101 One Family 7920 Sq. Ft. Site 0 70. 0.75 4 Med. Tr -10 414,286 414,300

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7920.000	243,400		414,300	657,700		44552
							GIS Ref
							GIS Ref
							Insp Date
							02/17/09

Total Card	0.182	243,400	414,300	657,700	Entered Lot Size
Total Parcel	0.182	243,400	414,300	657,700	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card: 347.47	/Parcel: 347.47	Land Unit Type:
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Parcel ID	070.0-0001-0001.0
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 15974!
 PRINT Date Time
 12/30/21 03:05:27
 LAST REV Date Time
 04/15/21 15:35:45
 mmcmakin
 5974
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

PREVIOUS ASSESSMENT
2022 101 FV 243,400 0 7,920. 414,300 657,700 Year end 12/23/2021
2021 101 FV 234,200 0 7,920. 414,300 648,500 Year End Roll 12/10/2020
2020 101 FV 234,200 0 7,920. 414,300 648,500 Year End Roll 12/18/2019
2019 101 FV 201,300 0 7,920. 414,300 615,600 Year End Roll 1/3/2019
2018 101 FV 201,300 0 7,920. 355,100 556,400 Year End Roll 12/20/2017
2017 101 FV 201,300 0 7,920. 331,400 532,700 Year End Roll 1/3/2017
2016 101 FV 201,300 0 7,920. 284,100 485,400 Year End 1/4/2016
2015 101 FV 200,200 0 7,920. 254,500 454,700 Year End Roll 12/11/2014

TAX DISTRICT

PAT ACCT.

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
SORDILLO STEVE 71588-327 9/7/2018 Convenience 1 No No
SORDILLO VIRGIN 26051-115 2/15/1996 F

BUILDING PERMITS

ACTIVITY INFORMATION

Date Result By Name
2/17/2009 Meas/Inspect 345 PATRIOT
4/6/2000 Inspected 276 PATRIOT
11/2/1999 Mailer Sent
10/12/1999 Measured 263 PATRIOT
11/1/1981 MM Mary M

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

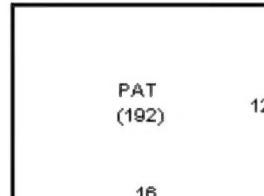
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE W/ RED BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

OF= BMT SINK. SCUTTLE.

SKETCH

10

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1958
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	31%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00141025
Adj \$ / SQ:	135.190
Other Features:	75300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352811
Depreciation:	109371
Depreciated Total:	243440

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Fair

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS: 6	BRs: 3	Baths: 1	HB

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	2	Rating: Average
WSFlue:		Rating:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	6
3	

RES BREAKDOWN